



The Penthouse, Belgravia Apartments, Knowsley Road, Southport, PR9 OHG

 Third Floor Apartment	 Sun Rooms
 Two Bedrooms	 Garage
 Two En Suites	 Communal Gardens

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this exclusive penthouse apartment, offering well planned and attractively proportioned accommodation with two enclosed balconies providing spectacular views over the Marine Lake and the coast beyond.

With direct lift access from the communal hall on the ground floor, the apartment is installed with gas central heating, uPVC double glazing and briefly comprises: Hall, Cloakroom/WC, Living Room, Dining Room with Sun Room/Enclosed Balcony off, fitted Kitchen, principal Bedroom suite with further Sun Room/Enclosed Balcony, Dressing Room and En-Suite Bathroom, a second double Bedroom also has an En-Suite Shower Room.

Outside, the development stands in well maintained communal gardens whilst the residents car park gives access to the garages, one of which comes with the apartment.

Price: £375,000 Subject to Contract

Viewing: Strictly with the Agents (01704) 500 008



Third Floor

Approx. 141.7 sq. metres (1524.9 sq. feet)



Third Floor:

Hall

Living Room - 5.82m x 4.06m
(19'1" plus recess x 13'4")

Dining Room - 4.6m x 2.31m (15'1" x 7'7")

Sun Room - 3.07m x 1.27m (10'1" x 4'2")

Kitchen - 3.1m x 2.77m (10'2" x 9'1")

Store

Bedroom 1 - 5.61m x 5.44m (18'5" max x 17'10" max)

Sun Room - 3.61m x 1.24m (11'10" x 4'1")

Dressing Room - 3.96m x 3.96m (13'0" x 13'0")

En Suite Bathroom - 3.96m x 3.48m (13'0" x 11'5" max)

Bedroom 2 - 4.39m x 3.96m (14'5" max x 13'0" max)

En Suite - 2.34m x 0.97m (7'8" x 3'2")

WC

Outside:

The development stands in well maintained communal gardens whilst the residents car park gives access to the garages, one of which comes with the apartment.

AWAITING EPC

Total area: approx. 141.7 sq. metres (1524.9 sq. feet)

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (F)

Tenure:

Leasehold with a residue term of 125 years from 1st January 2002 with a £0 Ground Rent.

Service Charge:

We understand that the current service charge as of January 2026 amounts to £1,680 per annum to include buildings insurance and the upkeep and cleaning of communal areas and gardens.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase. © 2026 All Rights Reserved